

Privatized Housing Information

Privatized Family Housing – A Choice for Improving Quality of Life

The biggest news on Fort Jackson surrounds the privatization of Army Family Housing. The Military has chosen to partner with private sector developers, Balfour Beatty Communities and Balfour Beatty Construction, as an alternative to improve the quality of life for many Military families.

In 1996, Congress passed into Public Law 104-106. This law provided a process for military installations to leverage private capital in order to enter into a limited partnership with a private developer to construct, renovate, operate and maintain housing. The Fort Jackson project is part of the Army program for housing and community development known as RCI, Residential Communities Initiative. It will:

- ~ Ensure that Soldiers and their families have access to quality, safe, attractive, and affordable housing by upgrading existing Family Housing and by building new housing to eliminate inadequate housing here at Fort Jackson.
- ~ Transform existing military housing areas into planned and integrated residential communities, which foster Family lifestyles, while preserving the military culture of the properties, protecting cultural resources, and meeting environmental stewardship responsibility.
- ~ Provide ancillary supporting facilities that enhance the Installation's residential communities to include new neighborhood centers.
- ~ Maintain positive relations with communities that surround the Installation.
- ~ Provide for the effective long-term, high-quality, management and operation of the Family Housing inventory and ancillary supporting facilities.

Overall, the Fort Jackson Family Housing privatization will hold many positive improvements for the Military members and their Families. Fort Jackson transfer to Balfour Beatty Communities was on 1 August 2008. For information on available housing, please contact Balfour Beatty Communities at 803-738-8275, stop by the Community Management Office located at 520 Brown Avenue or visit the website at www.ftjacksonfamilyhousing.com.

For more information concerning the RCI project, we welcome you to contact the RCI Office at 803-751-9339. Our office is located at 2441 Essayons Way. You may also visit the Army RCI website at www.rci.army.mil.

Fort Jackson staff is dedicated to providing Soldiers and their Families with the best management, maintenance, and homes in exchange for the military sponsor's Basic Allowance for Housing (BAH). Through privatized Family Housing, the needs of the Families will be met in a timely manner from service to building quality homes and communities. We truly understand that Families have choices for the use of their BAH.

Fort Jackson realizes privatized Family Housing is a significant departure from the traditional management and appropriation for new construction. We will ensure your living in privatized Family Housing will be a great experience.

The Fort Jackson Vision / Development Plan for the next 50 years is to:

- ~ Eliminate all inadequate housing within the first 6 years.
- ~ Construct 610 new homes within the first 5 years.
- ~ Build a Community Center for Residents.
- ~ Improve and establish neighborhood amenities (i.e. landscaping, gazebos, jogging/bike paths, playgrounds, etc.)
- ~ Total cost for years 1 - 5 is \$152 million. Total cost for years 6 - 50 is \$558 million.
- ~ Out year development plan is during years 6 to 50.
- ~ Renovate and replace on a periodic basis.

The vision includes establishing new housing areas – each containing Exceptional Family Member friendly homes, also known as UFAS (Uniform Federal Accessibility Standards) homes (e.g. easier access, wider hallways, etc.).